



County of Los Angeles CHIEF EXECUTIVE OFFICE

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WILLIAM T FUJIOKA
Chief Executive Officer

June 25, 2014

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Second District

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Third District

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Fourth District

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Fifth District

To: Audit Committee

From: William T Fujioka
Chief Executive Officer

REVIEW OF BOARD POLICY NO. 3.105 - REDEVELOPMENT GOALS

In response to the request from the Executive Officer of the Board of Supervisors, this Office has reviewed Board Policy 3.105, Redevelopment Goals. At this time, due to the fact that Community Redevelopment Agencies (CRAs) were dissolved by the Governor in 2011, we are recommending the following changes to the policy:

- Purpose Section – Replace “...monitoring Community Redevelopment Agencies (CRA) for the Board of Supervisors” with “monitoring local agencies’ community redevelopment efforts for the Board of Supervisors.”
- Policy Section – Replace “CRA” with more appropriate descriptions, describing the current agencies in charge of community redevelopment efforts and their roles. In addition, changes are made to reflect that due to redevelopment dissolution the County will not be reviewing agencies’ justification for findings of blight, as previously stated, since no new redevelopment projects will likely occur.
- Date Issued/Sunset Date Section - Extend this policy with the noted revisions for an additional four-years, to be reviewed again by October 8, 2018.

This office works with County Counsel and Auditor-Controller in monitoring and reporting to the Board on all redevelopment activities. We will continue to support redevelopment dissolution oversight boards, and seek to protect the County’s fiscal interest consistent with current redevelopment law, as the dissolution of redevelopment progresses.

Attached is the redline version of the policy. If you have any questions or need further information, please contact me or your staff may contact Frank Cheng at (213) 893-7938, or via email at fcheng@ceo.lacounty.gov.

WTF:SHK:FC
RM:ib

Attachment

c: Executive Office, Board of Supervisors
County Counsel
Auditor-Controller

Rev of Brd Policy 3.105 - Redevelopment Goals (Audit Comm) (Memo).doc

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Los Angeles County BOARD OF SUPERVISORS POLICY MANUAL

| | | |
|-----------|---------------------|-----------------|
| Policy #: | Title: | Effective Date: |
| 3.105 | Redevelopment Goals | 10/08/02 |

PURPOSE

Establishes a County policy that defines the role of the Chief Executive Office, in conjunction with County Counsel and Auditor-Controller, in monitoring ~~Community Redevelopment Agencies (CRA)~~local agencies' community redevelopment efforts for the Board of Supervisors.

REFERENCE

February 6, 2001, [Board Order 62](#), State Legislative Policies and Goals.

January 8, 2002, [Board Order 88](#), State Legislative Policies and Goals

October 8, 2002, [Board Order 57](#)

POLICY

The following policies are ~~recommended for adoption by the Board of Supervisors~~ to guide the County's review and response to community redevelopment activities pursued by the County's cities. The purpose of the policy is to protect the County's interests, and provide policy guidance to County departments interacting with former community redevelopment agencies, successor agencies, and oversight boards. All correspondence with these agencies—GRAs, and any Board letters concerning community redevelopment matters involving the County's cities, must cite and be consistent with these policies. Any departure from these policies must be explicitly justified by (a) significant overriding consideration(s).

1. The County supports appropriate and justified community redevelopment projects which seek to alleviate areas ~~which—that~~ constitute a serious physical and economic burden on the community, as defined by State statute and clarified by recent Court decisions, for the purposes of returning these areas to safe and productive neighborhoods.

2. The Chief Executive Office (CEO), supported by County Counsel and Auditor-Controller, will review and report to the Board of Supervisors on all ~~newly~~ proposed ~~CRA~~ community redevelopment projects ~~and expansions~~, or other significant changes proposed for existing projects, for consistency with applicable redevelopment law.
3. Cities are encouraged to advise and work with the County at the earliest possible juncture in the preparation of proposed community redevelopment projects, beyond minimum legal notice requirements, in order to mitigate to the extent feasible, possible future differences and to promote collaboration.
4. In working with cities to resolve any County issues or concerns with regard to proposed community redevelopment efforts, the CEO should fully explore opportunities for mutually beneficial partnership endeavors with cities which mitigate negative impacts on the County or respond to identified County redevelopment needs, and which are fully consistent with applicable redevelopment law. Understandings in such partnerships may be memorialized in contractual agreements. Consistent with these negotiations, the County will employ reasonable and prudent fiscal assumptions and projections, and will seek to ensure that the County General Fund is not negatively impacted.
5. The Board will consider the following criteria in determining whether or not to seek legal challenge against an agency that is in charge of community redevelopment efforts ~~CRA~~:
 - A project or proposal is found by County staff and/or consultants to be inconsistent with current redevelopment law. lack justification for findings of blight and the agency opts to proceed with the subject project despite these expressed concerns;
 - The estimated fiscal impact on the County is significant; and/or
 - The precedent-setting nature of the project is of sufficient concern.

RESPONSIBLE DEPARTMENT

Chief Executive Office.

DATE ISSUED/SUNSET DATE

Issue Date: October 8, 2002

Sunset Review Date: October 8, 2006

Review Date: September 21, 2006

Review Date: October 21, 2010

Review Date: June 26, 2010

Sunset Review Date: October 8, 2010

Sunset Review Date: October 8, 2014

Sunset Review Date: October 8, 2018